

MINUTES OF MEETING  
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Rivers Edge II Community Development District was held on Wednesday, February 18, 2026 at 9:23 a.m. at the RiverTown Amenity Center, 156 Landing Street, St. Johns, Florida.

Present and constituting a quorum were:

DJ Smith	Chairman
Jason Thomas	Vice Chairman
Jarrett O’Leary	Supervisor
James Reid	Supervisor
Phil Brandt	Supervisor

Also present were:

Corbin deNagy	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Mary Grace Henley	District Counsel
Jeff Mason	District Engineer
Richard Losco	General Manager
Jason Davidson	Regional General Manager
Kevin McKendree	Field Operations Manager
Kimberly Fatuch	Lifestyle Director
Ken Council	Amenity Manager
Lisa McCormick	Vesta Property Services
Malcolm Santos	Yellowstone Landscape
Mike Scuncio	Yellowstone Landscape
Garrett Cannady	Yellowstone Landscape

The following is a summary of the discussions and actions taken at the February 18, 2026 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. deNagy called the meeting to order at 9:23 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

There being no comments, the next item followed.

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**THIRD ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape Maintenance –Report**

Mr. Santos provided an overview of Yellowstone’s report.

**B. District Engineer**

There being nothing to report, the next item followed.

**C. District Counsel**

Ms. Henley stated that Ms. Gentry sent a reminder of the ethics training requirement to the board members, which included a new option for completing the training.

**D. District Manager**

There being nothing to report, the next item followed.

**E. General Manager - Monthly Operations and Pond Reports**

Copies of the monthly operations and pond reports were included in the agenda for Board review. Mr. Losco reported that there has been a second occurrence of the JEA mainline break in January. He is working with JEA on reimbursement of the water expenses as they have acknowledged the issue was on their end.

**FOURTH ORDER OF BUSINESS**

**Approval of Consent Agenda**

**A. Minutes of the January 21, 2026 Minutes**

**B. Financial Statements as of December 31, 2025**

**C. Check Register**

Copies of the minutes, the financial statements, and the check register totaling \$282,069.69 were included in the agenda package for the Board’s review.

On MOTION by Mr. Reid seconded by Mr. Thomas with all in favor the consent agenda was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of FY27 Capital Projects**

Mr. Losco presented a draft list of proposed capital projects for fiscal year 2027 for discussion.

Mr. deNagy added that he will begin working on a proposed budget, and we will have a discussion item for budget priorities for fiscal year 2027 at your April meeting. Any feedback you have on the capital projects will be used to draft that budget.

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Mr. Brandt asked that more detail be provided on what exactly is being proposed for each area.

**SIXTH ORDER OF BUSINESS                      Discussion of Policy for Use of District Vehicles**

Mr. deNagy presented a proposed internal policy for use of District vehicles, as requested by a Rivers Edge CDD board member. There were no objections.

**SEVENTH ORDER OF BUSINESS                      Consideration of Boundary Amendment Funding Request #4**

Mr. deNagy presented the boundary amendment funding request totaling \$178 for Kilinski | Van Wyk.

On MOTION by Mr. Smith seconded by Mr. Thomas, with all in favor boundary amendment funding request number four was approved.

**EIGHTH ORDER OF BUSINESS                      Consideration of Acquisition of the Meadows (Parcel 19) Phase 2**

Ms. Henley presented the acquisition documents for the Meadows Phase 2, noting the documents are not finalized, so approval in substantial form would be needed with authorization for staff to finalize them between meetings.

On MOTION by Mr. Smith seconded by Mr. Reid with all in favor the acquisition documents for the Meadows Phase 2 were approved in substantial form with staff authorized to finalize the package between meetings.

**NINTH ORDER OF BUSINESS                      Consideration of Cost Share Requests**

**A.    RiverHouse Lap Pool Race Lane Dividers**

Mr. Losco presented a cost share request to replace the lap pool race lane dividers at the RiverHouse for a total of \$8,610. Rivers Edge II's portion would be \$2,358.23.

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On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the cost share request for RiverHouse lap pool lane dividers was approved.

**B. Mulching for All Three CDDs**

Mr. Losco presented cost share requests for mulching of all three districts totaling \$168,018.24 for Rivers Edge, \$70,344.37 for Rivers Edge II, and \$176,360.67 for Rivers Edge III. Rivers Edge II's portion would come to \$55,798.86, \$23,361.37 and \$51,991.12 respectively.

Mr. Brandt asked why the allocations for Rivers Edge II and Rivers Edge III are so high.

Mr. Losco clarified that the individual allocation for Rivers Edge's mulch should be \$49,531.78 for Rivers Edge II. For Rivers Edge II's mulch, the individual allocation should be \$20,737.52. The individual allocation for Rivers Edge III's mulch was correct.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the cost share requests for mulching of Rivers Edge was approved.

On MOTION by Mr. Brandt seconded by Mr. Thomas with all in favor the cost share requests for mulching of Rivers Edge II was approved.

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the cost share requests for mulching of Rivers Edge III was approved.

Next, Mr. deNagy stated that Mr. Smith and Mr. O'Leary would like to swap seats on the board to allow Mr. Smith to serve the term through 2028 rather than 2026.

On MOTION by Mr. Reid seconded by Mr. Thomas with all in favor accepting DJ Smith's resignation from Seat 2 was approved.

On MOTION by Mr. Reid seconded by Mr. Brandt with all in favor accepting Jarrett O'Leary's resignation from Seat 4 was approved.

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On MOTION by Mr. Thomas seconded by Mr. Reid with all in favor appointing DJ Smith to Seat 4 was approved.

On MOTION by Mr. Thomas seconded by Mr. Smith with all in favor appointing Jarrett O’Leary to Seat 2 was approved.

**TENTH ORDER OF BUSINESS                      Supervisor Requests**

Mr. Smith asked if there are any updates on the pirate ship playground.

Mr. Losco responded that the date of delivery for the materials is June 17<sup>th</sup>. The replacement will be covered under warranty.

**THIRTEENTH ORDER OF BUSINESS              Audience Comments**

A resident asked when the residents will be made aware of the completion date for the new pirate ship playground.

Mr. McKendree responded that staff will announce it to the community when they know.

A resident asked how much of the budget has been spent to repair damage to the courts due to e-bikes and scooters.

Mr. Smith asked if there is an update on kids jumping the mound and going back into Watersong.

Mr. McKendree responded that a barrier would be installed by the end of the week. Mr. Losco added that staff is continuously sending e-blasts to the residents regarding e-bikes, damage to district property, safety for pedestrians, and the right to suspend amenity privileges for the kids operating the e-bikes and causing issues. There is minimal damage to the community at this point due to e-bikes.

A resident asked if there are any plans to unlock the pedestrian gate access to the RiverClub.

Mr. Losco responded that would need to be reviewed by staff as it currently only accessed by manually unlocking it. Mr. Smith added that he agreed staff should look into access control options for that gate.

A resident asked if the District ever seeks reimbursement from the family responsible for any damage in the community.

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Ms. Henley responded that if the minor can be identified, the District does have the option to reach out and request reimbursement and/or suspend the privileges of the minor and/or family. She added that the District can only regulate e-bike usage on its own property, but not roadways or sidewalks. She noted there are bills moving through the legislative session currently to regulate e-bikes.

**TWELFTH ORDER OF BUSINESS**

**Next Scheduled Meeting – March 18, 2026  
at 9:00 a.m. at the RiverHouse**

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Reid seconded by Mr. Smith with all in favor the meeting was adjourned.

Signed by:  
  
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Secretary/Assistant Secretary

DocuSigned by:  
  
21107AD545A946E...  
Chairman/Vice Chairman